






Taylors

Brythill Drive, Brierley Hill, DY5 3LU

Offers In Region Of £340,000

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An EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, MODERN STYLE, FOUR BEDROOM, DETACHED RESIDENCE superbly situated within the BEAUTIFULLY DESIGNED & CONSTRUCTED 'Taylor Wimpey Homes' LOCKSIDE WALK DEVELOPMENT, and furthermore encompassing a VERY WELL PROPORTIONED & IMMACULATELY MAINTAINED layout of accommodation with both Double Glazing & Gas Central Heating. This VERY WELL PROPORTIONED FAMILY HOME offers an EXCITING OPPOTUNITY for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a GORGEOUS PROPERTY which is 'Turn Key Ready', Immaculately Maintained throughout and all together offers the IDEAL COMBINATION of MODERN living, GOOD SIZED accommodation and a hugely SOUGHT AFTER & DESIRABLE residential location. An EARLY INTERNAL VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Impressive Reception Hall, Guests Cloakroom / W.C, Attractive Sitting Room, Modern & Spacious Well Fitted Dining Kitchen, Useful Utility Room, Landing, Four Very Well Proportioned First Floor Bedrooms (Master Bedroom with En-Suite Shower Room) & Well Appointed White Suite House Bathroom. Furthermore with SPLENDID FAMILY HOME is for sale with NO UPWARD CHAIN and is complemented with an Impressive Driveway which provides AMPLE OFF ROAD PARKING, Garage and Beautiful & Secluded Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Modern Well Fitted Dining Kitchen - 5.7m x 3.35m (18'8" x 10'11")

Attractive Sitting Room - 4.34m x 3.62m (14'2" x 11'10")

Utility Room

FIRST FLOOR

Landing

Bedroom 1 - 3.61m x 3.28m (11'10" x 10'9")

Well Appointed En-Suite

Bedroom 2 - 3.54m x 2.18m (11'7" x 7'1")

Bedroom 3 - 3.22m x 2.84m (10'6" x 9'3")

Bedroom 4 - 2.35m x 2.22m (7'8" x 7'3")

House Bathroom - 1.99m x 1.76m (6'6" x 5'9")

OUTSIDE

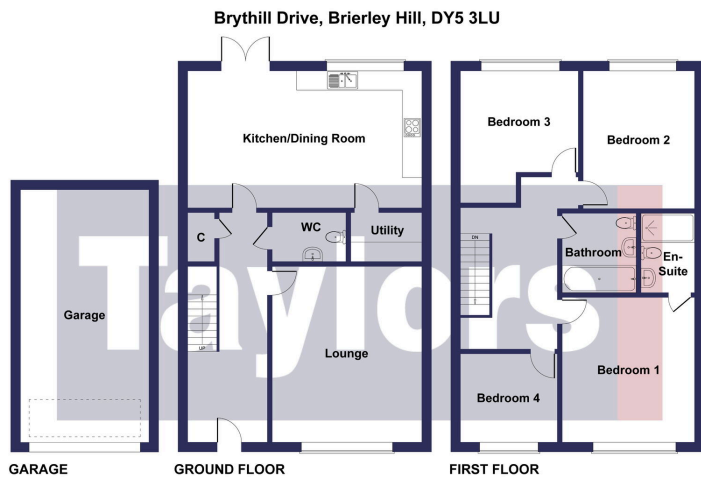
Driveway

Garage

Secluded Rear Garden

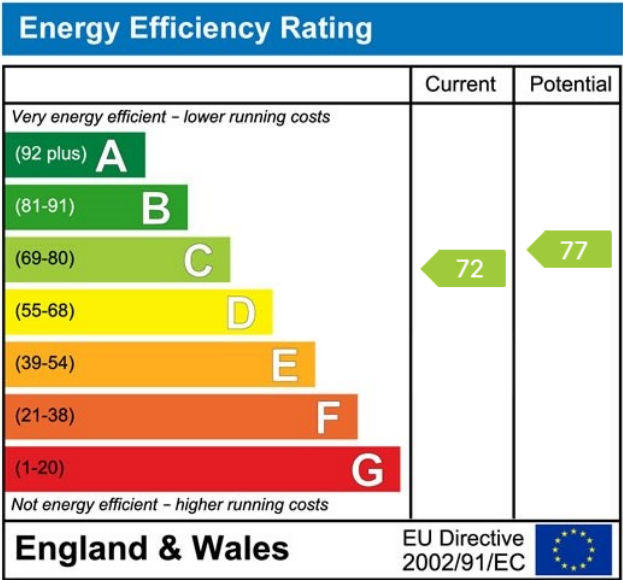
EPC: C. Council Tax Band: E. All main services connected. Construction: We believe the property is of a standard construction type. According to gov.uk, there is a low - very low risk of yearly flooding. Tenure: Freehold.





FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, DETACHED RESIDENCE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- MODERN WELL FITTED DINING KITCHEN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- LOCAL CANAL NETWORK WITHIN WALKING DISTANCE
- FOUR WELL PROPORTIONED FIRST FLOOR BEDROOMS
- WELL APPOINTED HOUSE BATHROOM
- SECLUDED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- USEFUL UTILITY ROOM & GUESTS CLOAKROOM / W.C
- GOOD RANGE OF AMENITIES & POPULAR SCHOOLING CLOSE BY



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.